

Board of Appeal Referrals 12/11/69

3.

Re: Petition No. Z-1721  
Joseph Queally  
1445-1451 Dorchester Avenue, Dorchester

Petitioner seeks a variance for a change of occupancy from four stores to a restaurant and bar in a General Business (B-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-1 Off-street parking is insufficient	15 spaces	0

The property, located on Dorchester Avenue near the intersection of Adams Street at Fields Corner, contains a one story brick commercial structure. There is no objection to the proposed change of occupancy. The staff recommends that the petitioner provide off-street parking and should ascertain in writing to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1721, brought by Joseph Queally, 1445-1451 Dorchester Avenue, Dorchester, for a variance of insufficient off-street parking for a change of occupancy from four stores to a restaurant and bar in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval provided that the required off-street parking is provided. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease.





Z-1721

445-51 DORCHESTER AVE.

(DOR.)

STREET

CORWIN

STREET

ARCADIA

TOLEDO

PARK

TER.

PARKING

71,472

GROVER CLEVELAND  
ELEMENTARY SCHOOL

CHARLES ST. FTWY.

RUINS

M B T A  
FIELDS CORNER  
STATION

MONTELLO

STREET

STREET

STREET

STREET

DORCHESTER

40,300

PARKING

IMMANUEL  
BAPTIST  
CHURCH

11,250

MUNICIPAL BLDG.  
DORCHESTER BR.  
BOSTON PUBLIC  
LIBRARY

6000

2800

2450

3150

2800

4200

6608

6567

6850

2870

3440

3332

7468

6563

7038

5000

5000

5000

15,000

4200

20,237

5875

26,160

4564

3827

WALL

WALL

WALL

WALL

39,113

54,854

1214

684

1480

10,320

1474

1472

1468

1466

1464

1462

1460

1458

1456

1454

1452

1450

1448

1446

1444

1442

1440

1438

1436

1434

1432

1430

1428

1426

1424

1422

1420

1418

1416

1414

1412

1410

1408

1406

1404

1402

1400

1398

1396

1394

1392

1390

1388

1386

1384

1382

1380

1378

1376

1374

1372

1370

1368

1366

1364

1362

1360

1358

1356

1354

1352

1350

1348

1346

1344

1342

1340

1338

1336

1334

1332

1330

1328

1326

1324

1322

1320

1318

1316

1314

1312

1310

1308

1306

1304

1302

1300

1298

1296

1294

1292

1290

1288

1286

1284

1282

1280

1278

1276

1274

1272

1270

1268

1266

1264

1262

1260

1258

1256

1254

1252

1250

1248

1246

1244

1242

1240

1238

1236

1234

1232

1230

1228

1226

1224

1222

1220

1218

1216

1214

1212

1210

1208

1206

1204

1202

1200

1198

1196

1194

1192

1190

1188

1186

1184

1182

1180

1178

1176

1174

1172

1170

1168

1166

1164

1162

1160

1158

1156

1154

1152

1150

1148

1146

1144

1142

1140

1138

1136

1134

1132

1130

1128

1126

1124

1122

1120

1118

1116

1114

1112

1110

1108

1106

1104

1102

1100

1098

1096

1094

1092

1090

1088

1086

1084

1082

1080

1078

1076

1074

1072

1070

1068

1066

1064

1062

1060

1058

1056

1054

1052

1050

1048

1046

1044

1042

1040

1038

1036

1034

1032

1030

1028

1026

1024

1022

1020

1018

1016

1014

1012

1010

1008

1006

1004

1002

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

948

946

944

942

940

938

936

934

932

930

928

926

924

922

920

918

916

914



Re: Petition No. Z-1710  
James E. Clair  
1800 Centre Street, West Roxbury

Petitioner seeks a change of a non-conforming use and a variance to erect a one story addition to an existing one story commercial structure and for a change of occupancy from a wholesale tobacco outlet to a self service laundry, laundry plant and dry cleaning shop in a General Business (B-1) and Light Manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.		
Sect. 20-1 Rear yard is insufficient	12 ft.	0

The property, located on Centre Street near the intersection of Willow Street, contains a one story vacant masonry structure. The proposed addition would be erected at the right rear of the structure and would be utilized as part of the laundry plant. The staff has no objection to the proposed change of occupancy but recommends that all noise and odors be effectively confined to the rear of the lot.

VOTED: That in connection with Petition No. Z-1710, brought by James E. Clair, 1800 Centre Street, West Roxbury, for a change of a non-conforming use and a variance of insufficient rear yard to erect a one story addition to an existing one story commercial structure and for a change of occupancy from wholesale tobacco outlet to a self service laundry, laundry plant and a dry cleaning shop in a General Business (B-1) and Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that all noise and odors would be effectively confined to the rear of the lot.



